

## **Shower Replacement Inspection Process**

Over time shower compartments fail due to settling or non-maintenance valve, drain or surround finishes. The common outcome is dry rot to wood members and the compartment should be repaired. Replacing, adding or relocating a shower compartment requires the proper permits.

### **First Inspection:**

The first inspection of a new or tear out shower compartment could be the visual inspection of repaired or replaced joist or girder wood members and the adding or removing of concrete. City of Fairfield has many dwellings with post tension concrete so please check before demolishing any concrete. An under floor plumbing inspection of replaced or relocated waste piping is required. The trap and drainage piping shall be two inch diameter.

### **Second Inspection:**

This inspection could be the first inspection if this is a shower tear out. This inspection includes construction of the compartment or replacement framing members due to dry rot. Installation of pressure balance control valve and shower receptor. Shower compartment regardless of shape or size plastic, fiberglass, or built in place shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30 inch circle. Finished surround height shall be not less than 70 inches above the shower drain outlet. The door or opening shall not be less than 22 inches unobstructed. Built in shower receptors shall have rough sides of the walls to a height of not less than three inches above the top of the dam and the dam shall be two to nine inches above the finished drain. An approved hot mop type shower drain shall be installed with the floor built to slope  $\frac{1}{4}$  inch per foot towards the drain. The floor liner can be plastic sheet, copper, lead, or asphalt hot mop extending three inches above the dam. A water test is required.

### **Third Inspection:**

A drywall inspection is required. Moisture resistant drywall “purple, green, or dense shield” can be installed on surround walls. Drywall cannot be used as direct tile backer. Finish products such as culture marble can be applied directly to drywall. Durarock or mud in place tile application is an acceptable installation practice

### **Final Inspection:**

This inspection includes glass shower enclosure, finished brass, any additional bathroom fixtures if removed or added and verification of CO and smoke alarms in the required areas.

